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STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Denton AP-R

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,257.31.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) May 9, 2018

ANGELIQUE PREVOST RAMOS
Notary Public, State of Texas
My Commission Expires
May 09, 2018

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

[Space Above This Line For Recording Data]

Loan No.:0599902012
Investor No.: 38934782
Map & Parcel Numbers: 150-16-0A-051.00

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nationstar Mortgage LLC

(NAME)
8950 Cypress Waters Blvd
(ADDRESS)
Coppell, Texas, 75019
(CITY) (STATE) (ZIP)

SEND TAX BILLS TO:
Nationstar Mortgage LLC

(NAME)
8950 Cypress Waters Blvd
(ADDRESS)
Coppell, Texas, 75019
(CITY) (STATE) (ZIP)

WHEREAS, Nationstar Mortgage LLC ("Grantee"), is the owner and holder of a certain promissory note dated August 25th, 2006, from Orlando D Johnson and Shani C Johnson, husband and wife ("Grantor"), to the Grantee, in the original principal amount of one hundred sixty nine thousand five hundred sixty one and 00/100 Dollars ($ 169,561.00), which is secured by the Deed of Trust of record in Book N/A, Page N/A, Instrument No.: 20060901-0108292, in the Register of Deeds for Davidson County, Tennessee; and

I, Jeanette M. Shaffer, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Audra Ann Minnitte a notary public for this county and state, (Jeanette M. Shaffer) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: MAY 20, 2018

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Audra Ann Minnitte, Notary Public
Coraopolis Boro, Allegheny County
My Commission Expires May 20, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Loan No.: 0599902012
Investor No.: 38934782

THIS DEED is an absolute conveyance for a fair and adequate consideration, being the full satisfaction of all obligations secured by the Deed of Trust executed by Orlando D Johnson and wife Shani C Johnson ,

Grantor, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank , Grantee, recorded on September 1st, 2006 in Book N/A , Page N/A , Instrument No. 20060901-0108292 , and assigned by Assignment to Nationstar Mortgage LLC

dated N/A, recorded on N/A in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith, in the Register of Deeds of Davidson County, Tennessee. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed. By accepting this deed, Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien on the property until it is reconveyed.

NOW, THEREFORE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Orlando D Johnson and Shani C Johnson, husband and wife , the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Nationstar Mortgage LLC , the Grantee, its successors and assigns, a certain tract of parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is ~~unimproved~~ improved property, known as 3213 Sailmist Pt, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand(s) this 9 day of MAY, 2017

Orlando D Johnson -Grantor

Shani C Johnson -Grantor

-Grantor

-Grantor

Loan No.: 0599902012
Investor No.: 38934782

ACKNOWLEDGMENT

State of Tennessee §
§
County of Davidson §

On this 9th day of May, 2017 before me personally appeared Orlando D Johnson and Shani C Johnson

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(Seal)



Ana S. Hendrix
Notary Signature

Ana S. Hendrix
Printed Name

Notary Public
Title of Officer

My commission expires: 11-5-2019

Loan No.: 0599902012
Investor No.: 38934782

EXHIBIT "A"

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE;

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE FINAL PLAT OF WINDHAVEN SHORES, SECTION TWO OF RECORD IN INSTRUMENT NO. 20031210-0176853, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID NO: 150-16-0A-051.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: MIKEL HUNSUCKER HOMES, LLC
GRANTEE: ORLANDO D. JOHNSON AND SHANI C. JOHNSON, HUSBAND AND WIFE
DATED: 08/25/2006
RECORDED: 11/14/2006
DOC#/BOOK-PAGE: 20061114-0141178

ADDRESS: 3213 SAILMIST PT , ANTIOCH, TN 37013